

# Hearing Officer Transmittal Checklist

Hearing Date  
04/19/2016  
Agenda Item No.  
11

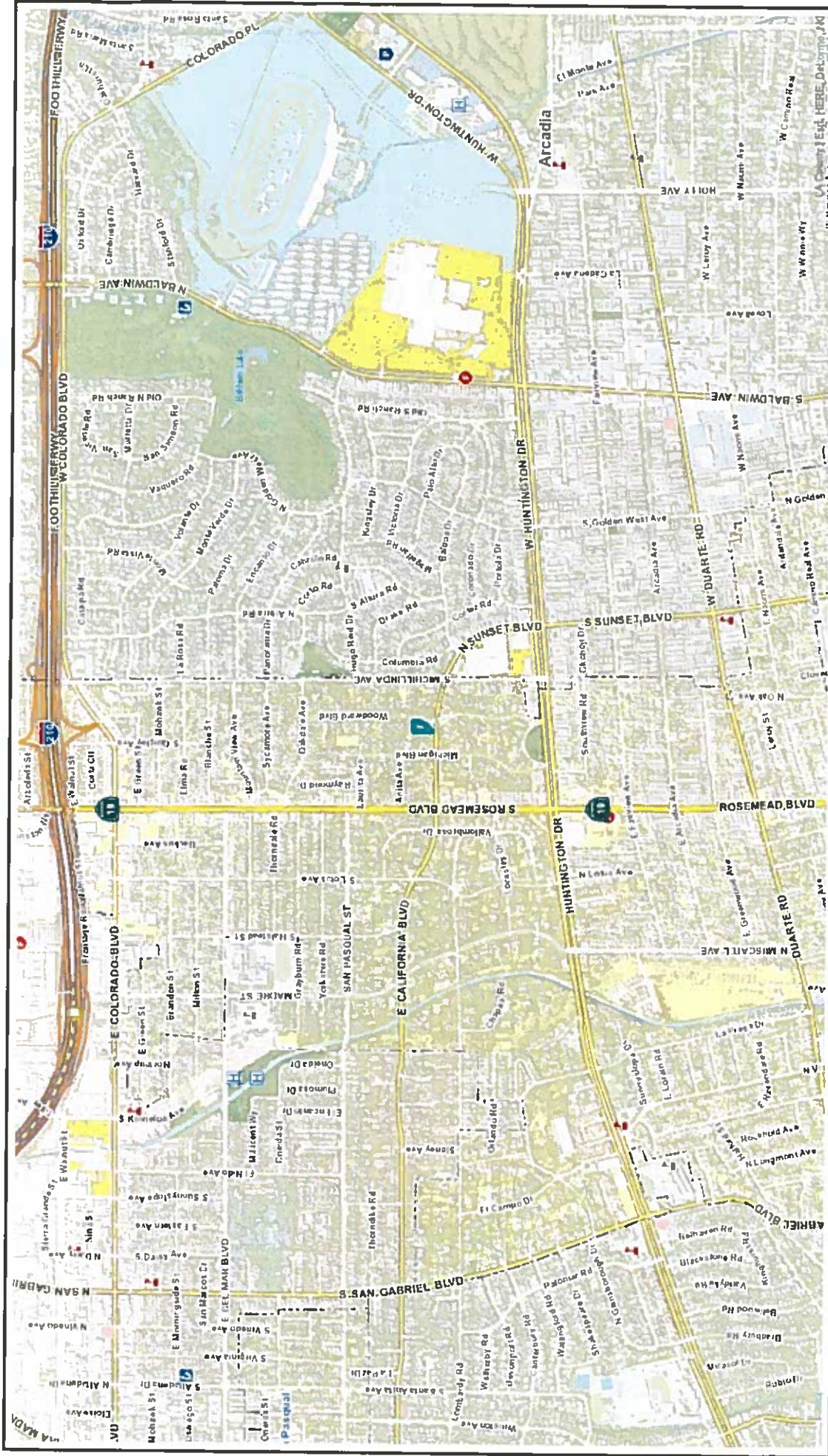
Plan Number: RPPL 2016000816-(5)

Case(s): Community Standards District Modification with Public Hearing

Planner: Carl Nadela

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement
- ☐ Environmental Documentation (ND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

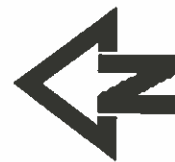
Reviewed By: 



R2016000816-(5)

# Property Location Map

Printed: Feb 22, 2016



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Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**

RPPL 2016000816-(5)    4/19/2016

**REQUESTED ENTITLEMENTS**

CSD Modification with Public Hearing

## PROJECT SUMMARY

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### OWNER / APPLICANT

Craig Stoddard

### MAP/EXHIBIT DATE

2/8/2016

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### PROJECT OVERVIEW

The applicant is requesting a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the Project will be 21.5 feet.

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### LOCATION

3861 E. California Blvd, East Pasadena

### ACCESS

East California Boulevard

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### ASSESSORS PARCEL NUMBER(S)

5378-020-003

### SITE AREA

0.48 ac

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### GENERAL PLAN / LOCAL PLAN

General Plan

### ZONED DISTRICT

EAST PASADENA

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### LAND USE DESIGNATION

1 (Low Density Residential)

### ZONE

R-1-20000 (SINGLE FAMILY RESIDENCE  
WITH A MINIMUM LOT SIZE OF 20,000 SQ FT)

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### PROPOSED UNITS

1

### MAX DENSITY/UNITS

1-6 DU / GROSS AC

### COMMUNITY STANDARDS DISTRICT

EAST PASADENA-SAN GABRIEL

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### ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

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### KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code
  - 22.20.105 (R-1 Development Standards)
  - 22.44.135 (East Pasadena-East San Gabriel Community Standards District)
  - 22.44.135.C.4 (East Pasadena-San Gabriel CSD Burden of Proof)

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### STAFF RECOMMENDATION

Approval

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### CASE PLANNER:

Carl Nadela

### PHONE NUMBER:

(213) 974-6435

### E-MAIL ADDRESS:

cnadela@planning.lacounty.gov

**ENTITLEMENTS REQUESTED**

- The applicant is requesting a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the Project will be 21.5 feet.

**PROJECT DESCRIPTION**

The applicant is requesting a modification of the front yard requirements of the East Pasadena-San Gabriel Community Standards District (CSD) to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage.

The CSD requires a minimum front yard equal of the average depth of front yards on the same side of the street on the same block. The average depth of the front yards on the block of the subject property is 52.5 feet. The applicant is requesting a 21.5 feet front yard for the proposed residence.

**EXISTING ZONING**

The subject property is zoned R-1-20000 (Single Family Residence with a Minimum Lot Size of 20,000 square feet) and is also located within the East Pasadena-San Gabriel CSD.

Surrounding properties are zoned as follows:

North: R-1-10000 (R-1 with a Minimum Lot Size of 10,000 square feet)

South: R-1-20,000

East: R-1-20,000

West: R-1-20,000

**EXISTING LAND USES**

The subject property is developed with a single family residence and accessory uses.

Surrounding properties are developed as follows:

North: single-family residences

South: single-family residences

East: single-family residences

West: single-family residences

**PREVIOUS CASES/ZONING HISTORY**

Ordinance 1494 was adopted in May 21, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance No. 1959 was adopted in July 11, 1931, which established the R-1 zone on the subject property.

Ordinance No. 3865 was adopted in May 21, 1941, which established a 20,000 square foot required area on the subject property.

Ordinance No. 3900 was adopted in August 14, 1941, which established a building line on the subject property of 20 feet from the front property line.

Ordinance 2002-0056 was adopted in May 2002 which established the East Pasadena-San Gabriel Community Standards District that included the subject property.

On October 13, 2015, R2015-03174/RCSD201500008 was filed requesting a modification of the East Pasadena-San Gabriel Community Standards District to allow for a 21.5 foot front yard for the subject property. Pursuant to Section 22.44.135.C.4.b.ii of the Los Angeles County Zoning Code this request was denied because more than two letters of opposition were received. Because of this, the applicant requested a public hearing pursuant to Section 22.44.135.C.4.b.iii. This request is the subject of this permit.

#### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Class 3 Exemption allows for the development of a single-family residence in a residential zone. This project is for the demolition of an existing single family residence and the development of a new residence on a residential zoned lot. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

#### **STAFF EVALUATION**

##### General Plan/Community Plan Consistency

The project site is located within the H9 (Residential 9) land use category of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for single family residences, with densities ranging from one to nine dwelling units per net acre. The existing and proposed single family residences are consistent with the intent of the Residential 9 Land Use designation.

The following policies of the General Plan are applicable to the proposed project:

- *Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.*

The proposed residence is located in an established residential neighborhood where most of the surrounding parcels have been developed with similar single family residences. It is adequately served by existing infrastructure and public services and no major infrastructure projects are planned to go through the area.

- *Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design features.*

The proposed residence increases the existing front yard setback by approximately one inch. The proposed residence is well designed, with the second floor set back by approximately ten feet in order to avoid a massing effect from the public right of way. As such, it is consistent with the general character of the surrounding neighborhood.

- *Policy LU 10.6: Encourage pedestrian activity through the following:*
  - *Designing the main entrance of buildings to front the street;*
  - *Incorporating landscaping features;*
  - *Limiting masonry walls and parking lots along commercial corridors and other public spaces;*
  - *Incorporating street furniture, signage, and public events and activities; and*
  - *Using wayfinding strategies to highlight community points of interest.*

The proposed residence is oriented towards the pedestrian sidewalk on the front and will have a completely open front yard with no view-obscuring wall or fence. It also replaces an existing dilapidated residence with a newer development that will greatly improve the aesthetics of the area and encourage more pedestrian activity.

#### Zoning Ordinance and Development Standards Compliance

The proposed single-family residence is subject to sections 22.20.105 (Development standards for single family residences), 22.20.110 (Height limits), 22.20.120 (Yard requirements), 22.20.130 (Parking) and 22.20.150 (Required Area) of the Los Angeles County Zoning Code, as well as section 22.44.135 (East Pasadena-San Gabriel Community Standards District).

The total building height of the proposed residence is 28'8". It is proposed to be located 21.5' from the front lot line and provides three parking spaces in an attached garage. Thus, the proposed project is in compliance with the general development standards for a single family residence in an R-1 zone.

The East Pasadena-San Gabriel Community Standards District (CSD) requires that the side yards be at least 10 percent of the average lot width, but no less than five feet, for lots in an R-1 zone. This subject property has a lot width of approximately 1,290 feet and the proposed project will have a side yard of more than 13 feet in compliance with this requirement. Aside from this, the proposed project will have a rear yard of more than 35 feet and a total of 5,695 square feet of floor area in compliance with the CSD. The proposed residence also has only two stories and provides the three parking spaces required for the five bedrooms being proposed by the project. In addition, more than 50% of the front yard will contain softscape landscaping in compliance with the CSD.

The East Pasadena-San Gabriel CSD also requires that the front yard be at least equal to the average depth of front yards in the same side of the same block as the subject property. In this case, the average front yard is 52'6". Since the proposed project will only have a front yard of 21'6", this CSD Modification is required for this proposed development.

Site Visits

A site visit was conducted by staff on November 25, 2015. The site was relatively clean and well maintained, although the existing single family residence was vacant and the structures on site appear to be deteriorating.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.44.135.C.4 (East Pasadena-San Gabriel CSD Modification Burden of Proof) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed project is a single family residence with a three-car garage. Surrounding land uses consist of similar single-family residences. The use is consistent and compatible with the surrounding community.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

No comments were solicited and no comments were received from other County Departments.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of sections 22.44.135.C.4 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting and DRP website.

**PUBLIC COMMENTS**

Staff received two phone calls in opposition to the project, as well as a letter and an email. Primary issues raised were the ongoing "mansionization" of the neighborhood, building too close to the property lines and the taking down of established trees. Upon staff analysis, it was determined that the proposed project was not contributing to any of these issues.

On April 5, 2016, the applicant and Regional Planning staff also met with some members of the Michillinda Park Homeowners Association to discuss the project. The applicant's architect was also present as well as five members of the Homeowner's Association. The applicant presented the project including an architectural rendering of the proposed residence. The members present at the meeting unanimously agreed that the proposed project was compatible with the surrounding neighborhood and indicated their support for the project.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of Community Standards District Modification Number RPPL 2016000816-(5), subject to the attached conditions.

Prepared by Carl Nadela, AICP, Zoning Permits East Section,  
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

MM: CN  
4/4/2016



**DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
COMMUNITY STANDARDS MODIFICATION PERMIT NO. RPPL 2016000816-(5)**

1. The permittee, Craig Stoddard, ("permittee"), requests the Modification to the East Pasadena-San Gabriel Community Standards District (CSD) to authorize the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard ("Project") on a property located at 3861 E. California Blvd in the unincorporated community of East Pasadena ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.44.135. The resulting front yard from the Project will be 21.5 feet.
2. The CSD Modification is a request to authorize the development of a single family residence and garage within the required front yard in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.44.135.

The CSD requires a minimum front yard equal of the average depth of front yards on the same side of the street on the same block. The average depth of the front yards on the block of the subject property is 52.5 feet. The applicant is requesting a 21.5 feet front yard for the proposed single family residence and garage.

3. The Project Site is 0.48 acre in size in size and consists of one legal lot. The Project Site is pie-shaped with a relatively flat topography and is developed with a single-family residence and accessory structures and uses.
4. The Project Site is located in the East Pasadena Zoned District and is currently zoned R-1-20000 (Single Family Residence with a Minimum Lot Size of 20,000 square feet). The property is also located within the East Pasadena-San Gabriel CSD.
5. The Project Site is located within the H9 (Residential 9) land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:  
  
North: R-1-10000 (R-1 with a Minimum Lot Size of 10,000 square feet)  
South: R-1-20000  
East: R-1-20000  
West: R-1-20000

7. Surrounding land uses within a 500-foot radius include:

North: single-family residences  
South: single-family residences  
East: single-family residences  
West: single-family residences

8. Ordinance 1494 was adopted in May 21, 1927, which established the different zoning designations for the unincorporated areas of Los Angeles County.

Ordinance No. 1959 was adopted in July 11, 1931, which established the R-1 zone on the subject property.

Ordinance No. 3865 was adopted in May 21, 1941, which established a 20,000 square foot required area on the subject property.

Ordinance No. 3900 was adopted in August 14, 1941, which established a building line on the subject property of 20 feet from the front property line.

Ordinance 2002-0056 was adopted in May 2002 which established the East Pasadena-San Gabriel Community Standards District that included the subject property.

On October 13, 2015, R2015-03174/RCSD201500008 was filed requesting for a modification of the East Pasadena-San Gabriel Community Standards District to allow for a 21.5 foot front yard for the subject property. Pursuant to Section 22.44.135.C.4.b.ii of the Los Angeles County Zoning Code, this request was denied because more than two letters of opposition were received. Because of this, the applicant requested for a public hearing pursuant to Section 22.44.135.C.4.b.iii. This request is the subject of this permit.

9. The site plan for the Project depicts the subject property with the proposed residence located approximately in the center, with the proposed driveway taking access from Woodward Boulevard on the northern portion of the lot. Separate floor plans shows the first and second story areas of the residence.
10. The Project Site is accessible via a driveway along Woodward Boulevard to the east.
11. The Project will provide three parking spaces in an attached garage. This meets the requirements of Code Section 22.44.135.D.1 for a five bedroom residence.
12. Regional Planning staff determined that the project qualified for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Class 3 Exemption allows for the development of a single-family residence in a residential zone. This project is for the development of a single-family residence on a residential zoned lot.
13. Pursuant to the provisions of section 22.44.135.C.4.b.ii of the Zoning Code, the community was appropriately notified of the Project application by mail.
14. Staff received two phone calls from the public in opposition to the project, as well as a letter and an email. Primary issues raised were the ongoing "mansionization" of the neighborhood, building too close to the property lines and the taking down of

established trees. The Hearing Officer finds that the proposed project does not contribute to any of these issues.

15. On April 5, 2016, the applicant and Regional Planning staff also met with some members of the Michillinda Park Homeowners Association to discuss the project. The applicant's architect was also present as well as five members of the Homeowner's Association. The applicant presented the project including an architectural rendering of the proposed residence. The members present at the meeting unanimously agreed that the proposed project was compatible with the surrounding neighborhood and indicated their support for the project

16. The Hearing Officer finds that the proposed project is consistent with the land use designation, as well as the goals and policies, of the Los Angeles County General Plan.

The project site is located within the H9 (Residential 9) land use category of the Los Angeles Countywide General Plan ("General Plan"). This designation is intended for single family residences, with densities ranging from one to nine dwelling units per net acre. The proposed single family residence is consistent with the intention of the Residential 9 Land Use designation.

17. The Hearing Officer finds that the proposed project is consistent with the Los Angeles County Zoning Code (Title 22).

The proposed single-family residence are subject to sections 22.20.105 (Development standards for single family residences), 22.20.110 (Height limits), 22.20.120 (Yard requirements), 22.20.130 (Parking) and 22.20.150 (Required Area) of the Los Angeles County Zoning Code, as well as section 22.44.135 (East Pasadena-San Gabriel Community Standards District).

The total building height of the proposed residence is 28'8". It is proposed to be located 21.5 feet from the front lot line and provides three parking spaces in an attached garage. Thus, the proposed project is in compliance with the general development standards for a single family residence in an R-1 zone.

The East Pasadena-San Gabriel Community Standards District (CSD) requires that the side yards be at least 10 percent of the average lot width, but no less than five feet, for lots in an R-1 zone. This subject property has a lot width of 1,290 feet and the proposed project will have a side yard of more than 13 feet in compliance with this requirement. Aside from this, the proposed project will have a rear yard of more than 35 feet and a total of 5,695 square feet of floor area in compliance with the CSD. The proposed residence also has only two stories and provides the three parking spaces required for the five bedrooms being proposed by the project. In addition, more than 50% of the front yard will contain softscape landscaping in compliance with the CSD.

The East Pasadena-San Gabriel CSD also requires that the front yard must be at least equal to the average depth of front yards in the same side of the same block as

the subject property. In this case, the average front yard is 52.5 feet. Thus, this CSD Modification is required for this proposed development.

18. The Hearing Officer finds that the applicant has adequately met the burden of proof pursuant to section 22.44.135.C.4 (East Pasadena-San Gabriel CSD Modification Burden of Proof) of the County Code.

The proposed project will actually increase the existing front yard by more than one foot. The existing single family residence has been at the site for more than 75 years with the slightly smaller front yard with no reported issues or concerns from the neighborhood. The proposed development is also consistent with the neighboring residential uses, a few of which are also two-story residences similar to the Project.

19. The Hearing Officer finds that pursuant to sections 22.44.135.C.4.b.ii of the County Code, the community was properly notified of the Project application by mail, newspaper and property posting. Additionally, case materials were available on Regional Planning's website. On March 3, 2016, a total of 195 Notices were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.

20. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22;
- B. The use, development of land, and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- C. The use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.



**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Community Standards District Modification No. RPPL 2016000816, subject to the attached conditions.

**ACTION DATE: April 19, 2016**

MM:CN  
4/4/2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
COMMUNITY STANDARDS MODIFICATION PERMIT NO. RPPL 2016000816**

**PROJECT DESCRIPTION**

The project is a Modification to the East Pasadena-San Gabriel Community Standards District to authorize the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard ("Project") on a property located at 3861 E. California Boulevard in the unincorporated community of East Pasadena ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.44.135 subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4 and 5 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **PROJECT SITE SPECIFIC CONDITIONS**

15. This grant shall authorize a modification to the East Pasadena-San Gabriel Community Standards District to authorize the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard ("Project") on a property located at 3861 E. California Blvd in the unincorporated community of East Pasadena ("Project Site") in the R-1 zone pursuant to Los Angeles County Code ("County Code") section 22.44.135. The resulting front yard from the Project will be 21.5 feet.





Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



**EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT (CSD)  
MODIFICATION BURDEN OF PROOF**

Pursuant to Zoning Code Section 22.44.135.C.4, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

- A. Address how the principles and standards of Section 22.56.1690 are met, which are that the use, development of land and/or application of development standards are:
1. In compliance with all applicable provisions of Title 22;
  2. When considered on the basis of suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property, and is in conformity with good zoning practice; and
  3. Is suitable from the standpoint of functional developmental design.

1. THE PROPOSED NEW SINGLE FAMILY RESIDENCE IS IN COMPLIANCE WITH EXCEPTION OF THE REQUIRED FRONTYARD SETBACK OF 53'-0"
2. THE PROPOSED NEW 2 STORY, SINGLE FAMILY RESIDENCE REPLACES AN EXISTING SINGLE FAMILY RESIDENCE. THE NEW RESIDENCE WILL NOT AFFECT TRAFFIC, PUBLIC HEALTH, THE SAFETY OR WELFARE, OR HAVE ANY ADVERSE EFFECTS ON THE NEIGHBORHOOD.
3. THE NEW RESIDENCE PROVIDES MORE OPEN SPACE THAN DOES THE EXISTING SINGLE STORY RESIDENCE.

B. Describe how each modification request is consistent with the unique characteristics of the neighborhood in which the site is located (i.e. topographic features, lot design, setbacks, height, floor area, lot coverage, etc.). Please include addresses, specific description of the structure(s) and circumstances involved. Include photos and sketches if necessary.

THE EXISTING CURVE, PIE SHAPED LOT DOES NOT ALLOW FOR THE REQUIRED 53'-0" FRONTYARD SETBACK. THE EXISTING RESIDENCE, CONSTRUCTED AROUND 1940 HAS EXISTED WITH A 20'-4" FRONTYARD SETBACK FOR 75+ YEARS WITH NO KNOWN ISSUES. THE PROPOSED NEW SINGLE FAMILY RESIDENCE WILL HAVE A SETBACK OF 21'-6", THUS INCREASING THE FRONTYARD SETBACK BY OVER ONE FOOT OVER THE EXISTING STRUCTURE.

**Photographs for CSD Modification No. RPPL 2016000816**

**Front view of existing residence**



**View of existing gate and driveway**



**Views of neighboring residences**



The Los Angeles County Hearing Officer

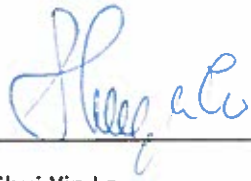
320 W Temple St. Los Angeles CA 90012

RPPL2016000816

Dear Sir:

I oppose the resulting front yard of 3861 E. California Blvd , Pasadena will be 21.5feet.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "Shui Yin Lo", is written over a horizontal line.

Shui Yin Lo,

Owner of

3901 E California Blvd. Pasadena,

Tel: 626616-9586

3/6/2016



## NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** April 19, 2016 at 9 a.m.

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**Project & Permit(s):** Community Standards District Modification Permit No. RPPL 2016000816

**Project Location:** 3861 E. California Boulevard within the East Pasadena Zoned District

**CEQA Categorical Exemption:** Class 3 – New Construction or Conversion of Small Structures

**Project Description:** The applicant is requesting the modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the project will be 21.5 feet.

For more information regarding this application, contact Carl Nadela, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6435, Fax: (213) 626-0434, E-mail: [cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov). Case materials are available online at <http://planning.lacounty.gov/case> or at the Temple City Library, 5939 Golden West Avenue, Temple City, CA. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. Si necesita más información por favor llame al (213) 974-6466.



## Carl Nadela

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**From:** Rosemary Miller [miller\_rosemary@hotmail.com]  
**Sent:** Wednesday, March 23, 2016 9:28 AM  
**To:** Carl Nadela  
**Subject:** Community Standards District Modification Permit 2016000816--

**Categories:** External Meetings

Re: Community Standards District Modification Permit 2016000816--

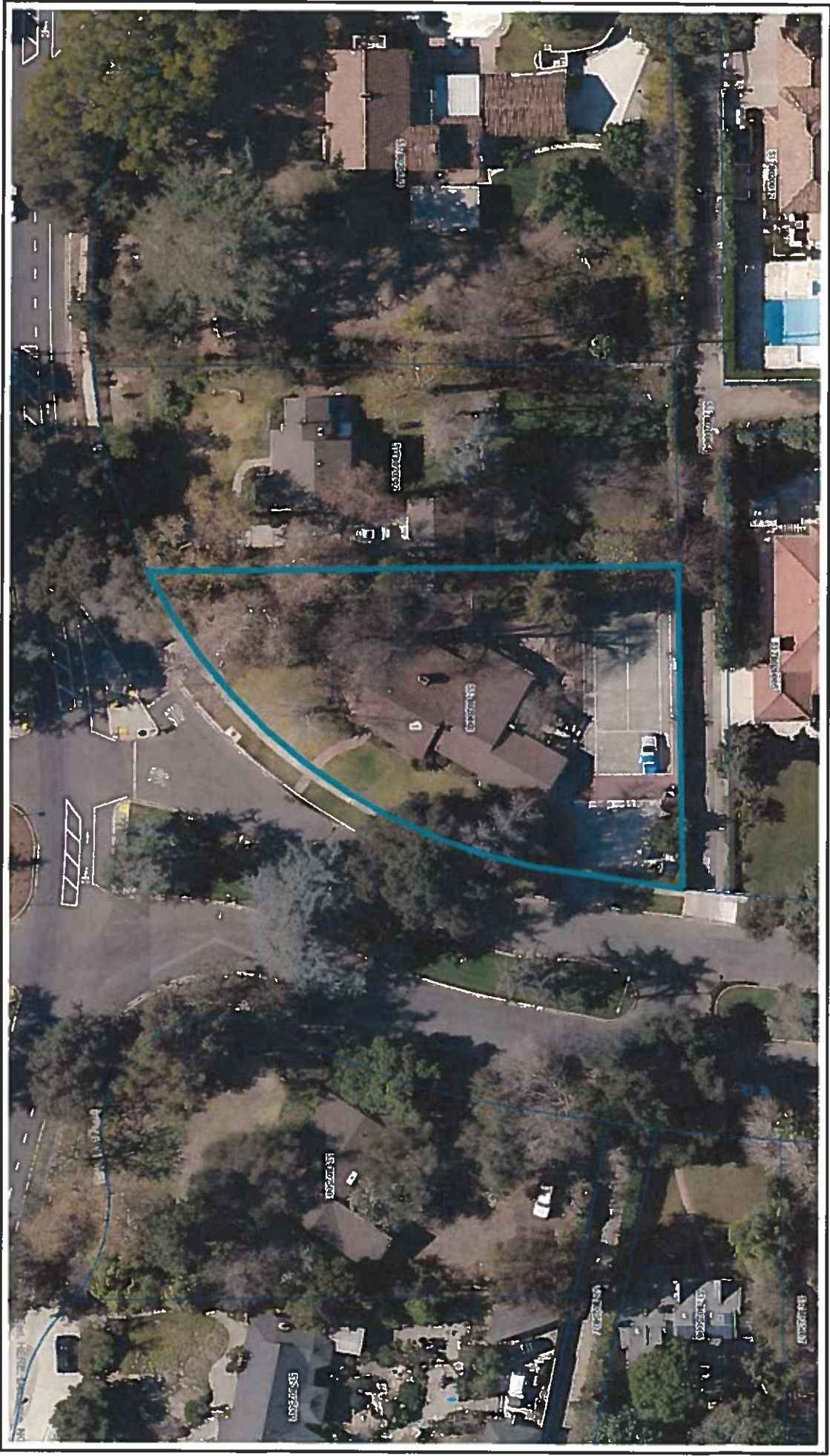
Mr. Nadela,

I appreciate the opportunity to have some say in the progress of my neighborhood and request that you decline this proposed permit for the front yard 3 car garage. This is a large lot of .48 acre with plenty of room to accommodate a large home and 3 car garage. And, there is convenient alley access which is ideal for the garages. I certainly am not against progress; I welcome it and the increased property values it brings, but the Community Standards District Modification is there for good reason; which is to avoid homeowners and builders to build whatever they like, without regard to history, neighborhood character, and lot size. Since we have large lots (most of them are least .33 acre), many huge homes of 4500-6500 sq ft homes are replacing period homes of about 2500 - 3500 sq foot homes. Most of these new homes are built as close to the property lines as possible overshadowing their next door neighbors, reducing privacy (mansionization). In addition, any of the beautiful old trees (including protected trees) are frequently taken down mysteriously on weekends. This also reduces the amount of landscape and trees and creates a barren look. Our neighborhood is known for its beautiful deodar and oak trees.

In addition, the overgrown lot and decaying house have been an eyesore for the past year. It would behoove these new owners to hire workers to clean up this eyesore (and removing the homeless squatters) to show that they are interested in joining their new neighbors in enjoying a lovely neighborhood. The current state of the existing property does not show such interest.

Thank you for your time. Please feel free to contact me anytime at 626/552-5543.

Rosemary Miller

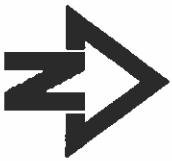


**R2016000816-(5)**

## **Aerial Image**

**Printed: Feb 22, 2016**

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0 100  
Feet

